



**CITY OF NEWPORT BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3275

**SWIMMING POOL & SPA  
RESIDENTIAL  
PLAN REVIEW COMMENTS**

Project Description:

**Project Address:**

**Plan Check No.:**

Permit App. Date:

Permit App. Expires:

Use:

Permit Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

**Plan Check Engineer:**

**Phone:**

☒ 1<sup>st</sup> Review: (date)

☐ 2<sup>nd</sup> Review:  
*Italic comments*

☐ 3<sup>rd</sup> Review:  
**By Appointment**

**The project plans were reviewed for compliance with the following codes and standards:**

2010 CBC; 2010 CPC; 2010 CEC; 2010 CMC; 2008 Building Energy Efficiency Standards (BEES);  
2010 California Green Building Standards Code (CALGreen); 2009 Uniform Swimming Pool Code &  
Chapter 15 of the Newport Beach Municipal Code (NBMC).

**The code section references are from the 2010 CBC, unless otherwise stated.**

- **TO EXPEDITE PROJECT APPROVAL:** Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- **AFTER 2<sup>nd</sup> PLAN REVIEW:** Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at [www.newportbeachca.gov](http://www.newportbeachca.gov). Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-644-3288 during business hours.

## **GENERAL**

1. Include the following on all plan sheet title blocks:
  - a. Site address,
  - b. Plan preparer's name, address and telephone number,
  - c. Property owner's name, address and telephone number.
2. All permits related to the proposed project shall be issued at the same time, or separate plans and plan review will be required for items not issued with this review. Provide additional permit worksheets for the following:
  - a. Accessory structures, detached patio covers and trellises,
  - b. Masonry or concrete fences over 3'-6' high,
  - c. Wood fences over 6 ft high,
  - d. Retaining walls over 4 ft high from the bottom of the foundation to the top of the wall.
3. Obtain plan review approval from the following:
  - a. Planning Department,
  - b. Public Works Department,
4. All plan sheets shall be signed by the appropriate design professional(s). If the project scope allows plan preparation by other than a licensed individual, such plan preparer shall sign and date all plan sheets. BPCS 5500, et seq.
5. Include the complete City of Newport Beach *Residential Swimming Pool & Spa Notes* on the plans as published or in an equivalent manner.

## **SITE PLAN**

6. Fully detail the barriers and/or fences which enclose the pool on the site plan. NBMC 15.04.430
7. Identify all door alarm and other safety feature installation locations on the site plan.
8. Provide a fully dimensioned pool/spa coverage plan for the in pool sonar alarm system, drawn to scale. Identify the overall pool dimensions, intermediate pool walls or obstructions, alarm coverage radius and sensor installation locations on the coverage plan. The coverage plan may be included on the site plan.
9. Identify the installation location for the pool/spa equipment and dimension the outlet separation from the property line and adjacent dwelling openings. The equipment vent shall be 4' away or one foot above openings in dwelling exterior walls. CMC 802.8.2
10. Dimension the pool setback from the top of the adjacent slope, and the overall height of the slope. The face of the pool wall at the base of the wall shall be  $h/6$  ft. away from the face of the slope, where  $h$  is the overall slope height. 1805.3.3
11. Detail the bonding grid or other means of bonding for all walk surfaces within 5 ft of the pool edge, regardless of finish material reinforcing. Landscaped, grass and unreinforced paver surfaces shall be underlaid by an approved bonding grid system. 680.26 (B2)

## **BARRIERS AND SAFETY ISSUES**

12. Provide a barrier or fence enclosing the entire pool area from the adjacent properties and public way. The barrier or fence shall comply with the following requirements: 3109.4.1

- a. Minimum height of 5 ft above grade, measured from outside of the pool area.
  - b. Minimum 45 inches between horizontal members.
  - c. Maximum 4 inch clearance between vertical members
  - d. When part of the horizontal or vertical members, decorative cutouts shall not exceed 1.75 inches in width.
  - e. Maximum 2 inch vertical clearance between the bottom of fence and grade (4 inch max. above concrete finish).
  - f. Chain link mesh maximum size shall be a 2.25 inch square unless provided with slats fastened at the top and bottom which reduce the openings to 1.75 inches or less.
  - g. Diagonal members shall form openings of no more than 1.75 inches.
13. Gates within a barrier or fence shall comply with the following requirements: 3109.4.1.7
- a. Comply with fence height and spacing requirements.
  - b. Include self closing, and self-latching mechanisms. The self-latching mechanism shall be at least 54 inches above the bottom of the gate, if the latch can be reached from outside the pool area.
  - c. All gates shall swing out of the pool area.
14. Identify all glazing installations within 5 feet of the pool or spa water surface. Safety glazing is required in fences, doors and windows, where the glass is within 5 ft. from pool/spa water and less than 60 inches above grade. 2406.4 item 9
15. Specify on the plans the type of drowning prevention safety feature(s) which will be installed. A drowning prevention safety feature shall be provided where any wall of a dwelling serves as part of a pool/spa barrier and doors from the dwelling provide direct access to the pool. 3109.4.4.2 & NBMC 15.04.230
- a. Intermediate pool enclosure between the house and pool complying with the requirements of a pool/spa fence or barrier.
  - b. An approved safety pool cover that meets all requirements of ASTM Specifications F 1346.
  - c. Exit alarms on all doors providing direct access to the pool/spa.
  - d. All doors providing direct access to the pool/spa shall be equipped with a self-closing, self-latching device with a release mechanism placed at 54 inches or more above the floor.
  - e. Permanently installed in pool/spa sonar alarm system, which will sound upon detection of accidental or unauthorized entrance into the water. The sonar alarm system shall meet and be independently certified to ASTM Standard F2208.
16. Door alarms shall comply with the following: 3109.4.1.8 item 1
- a. An alarm shall produce an audible warning when the door and/or its screen are opened.
  - b. The door alarm shall sound continuously for 30 seconds within 7 seconds after the door is opened and be capable of providing a sound pressure level of not less than 85 dBA when measured indoor at 10 ft away from the alarm.
  - c. The alarm shall automatically reset under all conditions.

- d. The alarm shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last not more than 15 seconds.
  - e. The deactivation switch shall be located at least 54 inches above the threshold of the door.
- 17. When a drowning prevention safety system/device other than intermediate barriers, door alarms or self-closing devices are proposed, provide the following information on the plans:
  - a. Product manufacturer.
  - b. Product name.
  - c. Pool/spa coverage plan.
  - d. ASTM testing agency approval letter.
- 18. Provide installation details for the drowning prevention system/device.

### **STRUCTURAL & SHORING**

- 19. Provide a free-standing structural design detail for the pool wall that is less than 7 ft from the top of slope, measured horizontally. 1805.3.3
- 20. Submit shoring design drawings and calculations by a California licensed civil engineer when the excavation is deeper than 3 ft. and the distance from the pool excavation to the property line is less than the depth of the excavation.
- 21. Provide a hydrostatic pressure relief valve, due to the expansive soils conditions and/or proximity of the water table. SPC 309.5